

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2013A-B Bond Round

PROJECT NAME: Haciendas Apartments

SITE LOCATION: 3806 Marietta Drive
Indianapolis, Indiana 46235
Marion County

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Family

APPLICANT: Urban Offerings, Inc.
Dean Nucich
P.O. Box 44127
Indianapolis, IN 46244
(317) 723-5088

PRINCIPALS: Urban Offerings, Inc.
Meridian Group, Ltd

OF UNITS AT EACH SET ASIDE:

60% of AMI: 200
50% of AMI: 0
40% of AMI: 0
30% of AMI: 0
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 48
Two bedroom: 127
Three bedroom: 25
Four bedroom: 0
Total units: 200

TOTAL PROJECTED COSTS: \$16,107,000
COST PER UNIT: \$80,535

CREDIT REQUESTED: \$469,480
CREDIT RECOMMENDED: \$469,480
BOND VOLUME REQUESTED: \$8,905,000
BOND VOLUME RECOMMENDED: \$8,905,000
CDBG-D REQUESTED: \$10,000,000
CDBG-D RECOMMENDED: \$10,000,000

APPLICANT NUMBER: 2013A-B-001
BIN NUMBER: IN-13-02200
CDBG-D NUMBER: DR1H-012-002
SELF-SCORE: 110
IHCDA SCORE: 109

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PROJECT NAME: Penn Street Tower

SITE LOCATION: 115 N. Pennsylvania St.
Indianapolis, Indiana 46204
Marion County

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Family

APPLICANT: The Whitsett Group, LLC
Joe Whitsett
707 E. North Street, Suite 800
Indianapolis, IN 46202
(317) 252-0220

PRINCIPALS: TWG GP, LLC

OF UNITS AT EACH SET ASIDE:

60% of AMI: 43
50% of AMI: 0
40% of AMI: 0
30% of AMI: 0
Market Rate: 55

UNIT MIX

Efficiency: 0
One bedroom: 70
Two bedroom: 28
Three bedroom: 0
Four bedroom: 0
Total units: 98

TOTAL PROJECTED COSTS: \$20,744,100
COST PER UNIT: \$211,674.48
COST PER UNIT EXCLUDING COMMERCIAL & ACQUISITION: \$175,347.95

CREDIT REQUESTED: \$287,321
CREDIT RECOMMENDED: \$287,321
BOND VOLUME REQUESTED: \$18,250,000
BOND VOLUME RECOMMENDED: \$18,250,000

APPLICANT NUMBER: 2013A-B-002
BIN NUMBER: IN-13-02300
SELF-SCORE: 109.25
IHCDA SCORE: 103.75

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PROJECT NAME:	Casey Acres
SITE LOCATION:	17830 Casey Road Westfield, Indiana 46074 Hamilton County
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	Herman & Kittle Properties, Inc. Jeffrey L. Kittle 500 E. 96 th Street, Suite 300 Indianapolis, IN 46240 (317) 805-1980
PRINCIPALS:	Jeffrey L. Kittle Trust HKPKE, LLC
<u># OF UNITS AT EACH SET ASIDE:</u>	<u>UNIT MIX</u>
60% of AMI: 227	Efficiency: 0
50% of AMI: 0	One bedroom: 76
40% of AMI: 0	Two bedroom: 104
30% of AMI: 0	Three bedroom: 48
Market Rate: 25	Four bedroom: 24
	Total units: 252
 TOTAL PROJECTED COSTS:	 \$28,774,279
COST PER UNIT:	\$114,184
 CREDIT REQUESTED:	 \$719,500
CREDIT RECOMMENDED:	\$719,500
BOND VOLUME REQUESTED:	\$17,400,000
BOND VOLUME RECOMMENDED:	\$17,400,000
 APPLICANT NUMBER:	 2013A-B-003
BIN NUMBER:	IN-13-02400
SELF-SCORE:	87.75
IHCDA SCORE:	82.25

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PROJECT NAME:	Franklin Cove II
SITE LOCATION:	3615 S. Franklin Rd. Indianapolis, IN 46239 Marion County
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	Village Capital Corporation Donald Neel 18 NW 4 th St. Evansville, IN 47708 (812) 429-0550
PRINCIPALS:	Village Capital Corporation
<u># OF UNITS AT EACH SET ASIDE:</u>	<u>UNIT MIX</u>
60% of AMI: 64	Efficiency: 0
50% of AMI: 0	One bedroom: 16
40% of AMI: 0	Two bedroom: 32
30% of AMI: 0	Three bedroom: 16
Market Rate: 0	Four bedroom: 0
	Total units: 64
 TOTAL PROJECTED COSTS:	 \$6,398,705
COST PER UNIT:	\$99,980
 CREDIT REQUESTED:	 \$182,240
CREDIT RECOMMENDED:	\$182,240
BOND VOLUME REQUESTED:	\$4,400,000
BOND VOLUME RECOMMENDED:	\$4,400,000
 APPLICANT NUMBER:	 2013A-B-005
BIN NUMBER:	IN-13-02500
SELF-SCORE:	60
IHCDA SCORE:	56

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PROJECT NAME:	Trotters Pointe IV
SITE LOCATION:	2600 Santa Anita Drive Greenwood, IN 46239 Johnson County
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	Village Capital Corporation Donald Neel 18 NW 4 th St. Evansville, IN 47708 (812) 429-0550
PRINCIPALS:	Village Capital Corporation
<u># OF UNITS AT EACH SET ASIDE:</u>	<u>UNIT MIX</u>
60% of AMI: 24	Efficiency: 0
50% of AMI: 0	One bedroom: 8
40% of AMI: 0	Two bedroom: 8
30% of AMI: 0	Three bedroom: 8
Market Rate: 0	Four bedroom: 0
	Total units: 24
TOTAL PROJECTED COSTS:	\$2,423,715
COST PER UNIT:	\$100,988.12
CREDIT REQUESTED:	\$68,581.00
CREDIT RECOMMENDED:	\$68,581.00
BOND VOLUME REQUESTED:	\$1,625,000.00
BOND VOLUME RECOMMENDED:	\$1,625,000.00
APPLICANT NUMBER:	2013A-B-006
BIN NUMBER:	IN-13-02600
SELF-SCORE:	52.75
IHCDA SCORE:	48.75

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PROJECT NAME: Copper Gate Apartments

SITE LOCATION: 3140 Coppergate Drive
Lafayette, IN 47909
Tippecanoe County

PROJECT TYPE: Acquisition/Rehabilitation
PROJECT DESIGNATION: Family

APPLICANT: Lafayette Leased Housing Associates II, Limited
Partnership
Nick Andersen
2905 Northwest Boulevard, Suite 150
Plymouth, MN 55441
763-354-5638

PRINCIPALS: Paul R. Sween
Mark S. Moorhouse
Mark G. Sween
Jeffrey Huggett
Christopher P. Barnes

OF UNITS AT EACH SET ASIDE:

60% of AMI: 64
50% of AMI: 64
40% of AMI: 0
30% of AMI: 0
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 24
Two bedroom: 64
Three bedroom: 40
Four bedroom: 0
Total units: 128

TOTAL PROJECTED COSTS: \$13,401,100
COST PER SQUARE FOOT: \$96.40

CREDIT REQUESTED: \$391,928
CREDIT RECOMMENDED: \$391,928
BOND VOLUME REQUESTED: \$8,940,000
BOND VOLUME RECOMMENDED: \$8,940,000

APPLICANT NUMBER: 2013A-B-009
BIN NUMBER: IN-13-02800
SELF-SCORE: 81.50
IHCDA SCORE: 54.00

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PROJECT NAME: Ritter Avenue Affordable Assisted Living

SITE LOCATION: 2828 North Ritter Avenue
Indianapolis, IN 46218
Marion County

PROJECT TYPE: New Construction
PROJECT DESIGNATION: Senior

APPLICANT: Integral Development, LLC
Daryl Jones
191 Peachtree Street NE, Suite 4100
Atlanta, GA 30303
404-224-1883

PRINCIPALS: Integral Ritter Senior, LLC

OF UNITS AT EACH SET ASIDE:

60% of AMI: 96
50% of AMI: 28
40% of AMI: 0
30% of AMI: 0
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 124
Two bedroom: 0
Three bedroom: 0
Four bedroom: 0
Total units: 124

TOTAL PROJECTED COSTS: \$21,961,606
COST PER SQUARE FOOT: \$190.15

CREDIT REQUESTED: \$693,701
CREDIT RECOMMENDED: \$693,701
BOND VOLUME REQUESTED: \$15,000,000
BOND VOLUME RECOMMENDED: \$15,000,000
DEVELOPMENT FUND REQUESTED: \$500,000
DEVELOPMENT FUND RECOMMENDED: \$500,000

APPLICANT NUMBER: 2013A-B-008
BIN NUMBER: IN-13-02900
DEVELOPMENT FUND NUMBER: DFL-013-173
SELF-SCORE: 101.25
IHCDA SCORE: 91.25